

MINUTES OF THE MEETING

7 October 1999

Projects Reviewed

City Hall
Seattle Center Hotel Proposal
Play Area and ADA Improvements
Ballard Civic Center
Beacon Hill Library

Convened: 9:00am

Adjourned: 3:00pm

Commissioners Present

Rick Sundberg
Moe Batra
Gail Dubrow
Robert Foley
Nora Jaso
Jon Layzer

Staff Present

John Rahaim
Layne Cubell
Kelly Rodriguez Walker
Rebecca Walls

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100799.1 Project: **City Hall**
 Phase: Scope Briefing
 Presenters: Barbara Goldstein, Seattle Arts Commission
 Monica Lake, Executive Services Department, Facilities
 Tina Lindinger, Bohlin Cywinski Jackson
 Brad Tong, Shiels Oblatz Johnson
 Attendees: Ethan Melone, Strategic Planning Office
 Marcia Wagoner, Pacific Rim Resources
 Time: 1.0 hr. (SDC Ref. # DC00119)

The project management firm of Shiels Oblatz Johnson was hired by the City of Seattle to direct their Civic Center Redevelopment Project which includes the Justice Center, City Hall, open space components and the connectivities between them. Bassetti Architects and Bohlin Cywinski Jackson Architects (B/BCJ) formed a joint venture specifically for the design at the City Hall and adjacent open space coordinate. The project team has defined a preliminary scope of work that includes the following components.

- *City Hall Programming – per the “City Hall Space Program” by City Executive Services Department (ESD) Facilities* [This document was prepared by Arai/Jackson Architects & Planners, and presents a vision for City Hall. The current version is dated 07 June 1999.]
- *City Hall Design - Pre-Design Phase by B/BCJ*
- *Design collaboration & Shared Vision for Open Space*
- *Design Collaboration with Justice Center*
- *Design Collaboration with other Civic Center Campus Elements*
 - *Key Tower Connectivity - with ESD*
 - *Wayfinding / Signage*
 - *Sustainability*
 - *Security*
 - *ADA*
 - ***Technology***
- *Public Process & Involvement*

The City Hall program includes the following departmental spaces.

- *Office of The Mayor*
- *Legislative*
 - *City Council*
 - *City Clerk*
 - *City Auditor*
- *Law Department, Civil Division*
- *Office of Intergovernmental Relations*
- *Strategic Planning Office*
- *City Budget Office*
- *Office of the Hearings Examiner*

Public space components include:

- *Customer Service*
- *Public Assembly*
- *Partially Enclosed Public Spaces*

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- *Retail and Food Service.*

Support facilities include:

- *Child Care Center*
- *Bicyclists' Showers*
- *Video Studio*
- *Copy Center*
- *Central Mail Room.*

Infrastructure spaces include:

- *Mechanical and Electrical Rooms*
- *Loading, Service and Data Areas.*

An important aspect of the design will be the clear integration and reflection of a visible public face to City Hall and government in general. Four artists have been short-listed to develop an art plan and will be interviewed on September 13th and the mayor will participate in the selection process. The Seattle Arts and Design Commissions hope to implement an exhibition space that will be accessible to the public at large and there is interest in including a police memorial. The Customer Service Center will incorporate the following departments.

- *Business Licenses / Small Business Center*
- *Citizen's Service Bureau*
- *Job Center*
- *Mayor's Office for Senior Citizens*
- *Permit Assistance Desk*
- *Public Maps*
- *Public Utilities*
- *Reference Center*
- *Treasury Cashier*

The design team is looking for opportunities that will give City Hall a symbolic, visible and interactive civic presence within the City of Seattle. **Working with the initial space programming consultant, Arai/Jackson, the team hopes to fill any gaps left by the "Space Program."** The current design focus is on customer service, particularly, how the facility as a whole will most efficiently serve the public. The team is also looking for ways to maximize the square footage of the site. Upcoming design reviews with the Design and Arts Commissions, the City Council, the client group, and open design discussions with the general public (the first public review will be on November 16th), will help inform the project team's design decisions. The *Goals* set forth in the Seattle Municipal Civic Center Master Plan, provide the framework for the governing principles of the design.

Seattle's Civic Center should:

- *Have a unified image, integrating the City's downtown buildings into a coherent campus, which establishes a sense of civic identity and reinforces the ceremonial nature of many public functions.*
- *Provide accessibility for all citizens.* [This component should reflect citizens' involvement in government, not just the ADA accessibility requirements.]
- *Enhance and reinforce creation of a 24-hour downtown.*
- *The design and signage should be more internally coherent with clear access to services needed by the public.*
- *Have clearer connections to adjacent neighborhoods.*
- *Plan for the reuse of vacated properties as part of the overall Municipal Campus Plan.*

REVISED**Discussion:**

- Layzer:** Clear access to government services is a public requirement. The design team should strongly consider thinking of citizens as *citizens* rather than citizens as *customers*; you should bear in mind the intellectual functions of citizenship.
- Foley:** The design team should explore this facility as a venue for citizen participation in a democratic process of government.
- Tong:** A public Request for Qualifications (RFQ) is out for a design collaboration and shared vision for the open space; **submittals** are due October 15th. The idea for a collaboration came about because the interior and exterior spaces will be shared by a diverse group of people and should reflect a broader vision. The **selection** team will recommend a **landscape architect** to members of the client group who will in turn make a selection.
- Dubrow:** The selection process should be more objective and include a deliberation by all of the parties involved, not just an exclusive committee.
- Sundberg:** The last time this type of restrictive selection process was used, the decision lacked clarity and was highly undemocratic. If the client group wants to be in on the decision, then they need to be part of the short list panel. Their input would be valuable at that level.
- Dubrow:** The **landscape architect** selection process you propose undermines the Design Commission's intentions to encourage an open and democratic course of action.
- Sundberg:** The Commission can be helpful in devising a process that works and meets the goals of the client group.
- Jaso:** When will you bring the artist on board?
- Goldstein:** The selection of the artist will be next Tuesday, so it will be a question of logistics after that.
- Tong:** I would like to add that our design collaboration with the Justice Center is taking shape and we are trying to strengthen the connection with **City Hall**. Key Tower connectivity is also a critical issue that will be further explored once a landscape architect is selected.
- Dubrow:** Perhaps the Design Center should be could be hired to host a public design charrette for this aspect of the design.
- Jaso:** Or, the design team and client and public groups may want to consider collaborating on a design. This way all of the interested groups could participate in the presentation of their needs.
- Tong:** Wayfinding and circulation is another key issue for us.
- Jaso:** It was also an important issue on the design of the Justice Center. In order for wayfinding components to be consistent, the Design Commission's recommendation was to have one designer for all of the wayfinding signage.
- Tong:** **We envision** the Civic Center **having** one signage designer with multiple contracts. Another key issue is sustainability. The engineering firm of Ove Arup & Partners, will assess the building skin systems for sustainable issues and Tony Gale of ESD will head an ad hoc sustainability committee. Also, **security components, ADA accessibility requirements and technology elements, need** to be incorporated into the design, campus wide.
- Layzer:** You may want to consider how technology can compliment the design of the citizen service component.
- Sundberg:** Regarding the urban design issues, I would like to see the connections to the city at large addressed more specifically. I encourage the team to look beyond the project property line.

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Layzer: I suggest that you present another early briefing to the Commission on this issue.

Jaso: I am concerned that the design decisions are moving ahead too quickly at this stage without the artist on board.

Tong: We were hoping to make two more presentation to the Design Commission during the schematic design phase with the lead designers and artist present.

Sundberg: I would reiterate that the selection process of the **landscape architect** should be revised to include a panel of all the interested parties and, the plan of the urban design should be refined as well as the relationship between the consultants and the artist.

Action: **The Commission appreciates the presentation and early involvement in the project and makes the following comments and recommendations.**

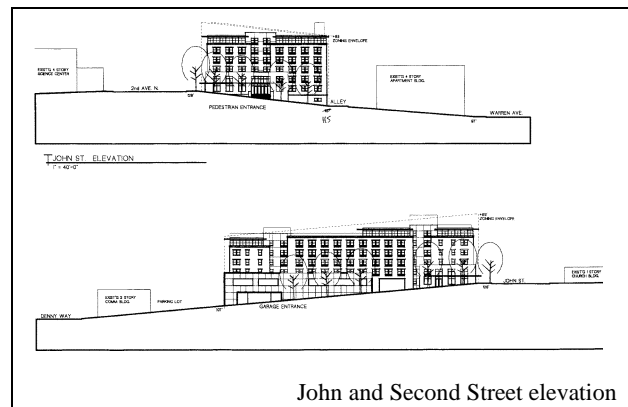
- **The Commission would like to see a clear expression of the design principles and goals in the project as set forth in the Seattle Municipal Civic Center Master Plan;**
- **recommends further articulation of the notion of the public face of government;**
- **requests additional information regarding the *landscape architect* selection process and the role of the panel vis-a-vis the client group;**
- **encourages the project team to return for another presentation when the team is fully assembled; and**
- **encourages the team to consider the possible plans for a police memorial to be incorporated into the early planning for the site.**

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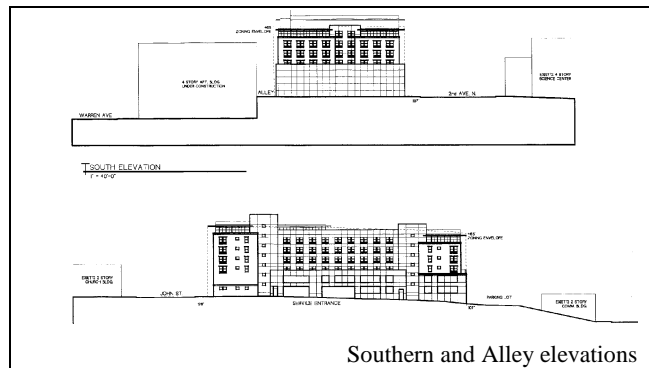
100799.2 Project: **Seattle Center Hotel Proposal**
 Phase: Schematic
 Previous Review: 19 February 1998
 Presenters: Dave Buchan, Seattle Center
 Charles Shugart, Teknikos Design Collaborative
 Coy Wood, NW Hotel Management Group
 Attendees: J. Magic Black-Ferguson, Fionia Apartments
 Maureen Ford, Fionia Apartments
 Barbara Goldstein, Seattle Arts Commission
 Vince Lyons, Design Construction and Land Use

Time: 1.0 hr. (SDC Ref. # DC00126)

The proposed Seattle Center hotel, would be located on Second Avenue North and John Street in the lower Queen Anne neighborhood, adjacent to the Seattle Center campus. The surrounding area has a combination of mixed use, commercial, and residential. The design team's concept for the hotel is based on the standard program and design for the Hilton Gardens hotel chain. The pedestrian entrance to the proposed five-storey building will be on Second Avenue with the service entrance on John Street. The proposed hotel will house approximately 160 guestrooms. The lower portion of the façade will be brick, reflecting the neighborhood character. The preferred alternative reoriented the u-shaped building with the void space facing the alley. In this proposed scheme, the major vehicular access is located on Second Avenue with public parking on the first level and the main pedestrian entrance on John Street. The proposed John Street entrance will provide access to a city parking garage and a hotel parking entrance. Guest services will be located on the first floor of the hotel. The level following the first floor is an "interstitial" space that can be accessed off of the alley for hotel services and waste management. On the second level, the building wraps around a courtyard with a swimming pool and possibly an enclosed winter garden. Typical guest suites will be located on floors three through five and the sixth floor will be reserved for penthouse suites. The façade on John Street will have a traditional brick exterior with a modern cornice, and the alley facade will have a stucco finish. Lighting and landscape improvements will be made to the alley in an effort to make it more neighborhood and pedestrian friendly. The design team would like to animate and enhance the area with landscaping, murals and other public art components and accordingly, they hope to assemble an art selection committee. The design team hopes to alleviate local community concern about potential street congestion by providing sufficient parking on the hotel site. The design team is also working to emphasize the main entry.



John and Second Street elevation

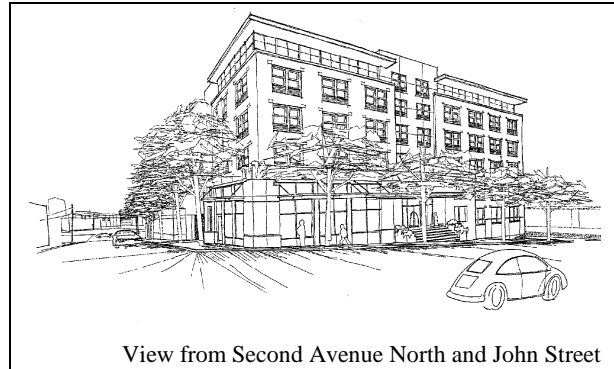


Southern and Alley elevations

REVISED**Discussion:**

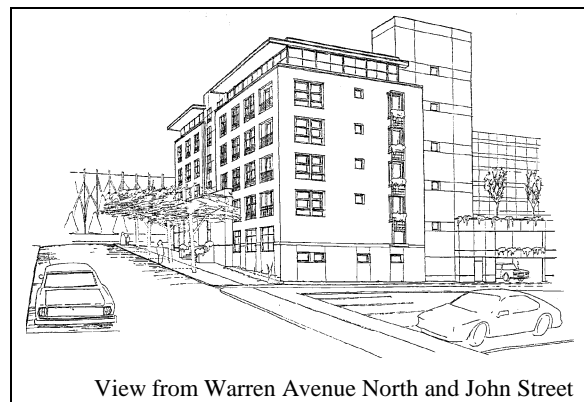
Lyons: I have written guidelines based on the last meeting and one element that was not mentioned was to try and make the corner an entrance. Also, signage is another issue that has yet to be addressed. Otherwise, we are pleased with the changes made from the first concept.

Black-Ferguson: The purpose of the Seattle Center is to be a true neighborhood “center.” I propose that the project team consider implementing three units of 60 apartments each with a design modeled after Harvard Yard in Boston. The height, scale and bulk of the proposed hotel are out of proportion with the neighborhood. The Fionia Apartment has been the largest building in the area for 75 years and is the embodiment of the Queen Anne neighborhood. The proposed building will dwarf everything around it. The hotel should follow Boston’s example of maintaining the character of the buildings in a given neighborhood.



Dubrow: The city is in the process of setting standards for public private partnerships. One aspect of this type of partnership that I am concerned about, is whether the parties adhere to the city standard processes or, the private party’s own process. I think it is imperative that the Seattle Center use the city standard selection process when selecting artists.

Buchan: The project team wants to integrate an artistic component into the building. The funding for the hotel is entirely private and the city has not reached a consensus as to how this project should approach the issue of public private partnership. The team is aware of the public benefit of the artistic component and we have outlined it in our proposal. We suggest using a process that is unique to this project. We would like to assemble a selection panel with one representative from each of the following groups: the Arts Commission; the Design Review Board; the Seattle Center; the developer’s team; and one community representative. The panel would review the project and work with the design team to determine the best way to implement the artistic components.



Dubrow: I do not think this is an appropriate approach. The Design Commission strongly feels that standard city processes should be used to select artists.

Goldstein: I am less concerned about the selection process and more concerned about how the artist will be managed. Someone should take responsibility for this process. Also, I encourage the design team to consider combining their art percentage budget with their winter garden or swimming pool budget to make the most of the client’s money.

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- Jaso:** The purpose of bringing in an artist is to enhance the public realm and I support making improvements on the alley and facades but not in the private hotel interior. I also appreciate the notion of a visual and intellectual connection to the Pottery Northwest building that identifies it with other Seattle Center properties.
- Sundberg:** I would like to reinforce Magic's comments about bringing the scale of the building down to a level that is more in tune with the neighborhood. I also want to compliment the design team on the work they have done since their last presentation. I do think the entry needs work and perhaps if it was on a corner, the design could satisfy the ADA code requirement and make the project stronger. Also, if the team proposes to recess the building in the center of the Second Avenue facade, they should consider the notion of reducing the building mass in the process. I also encourage the project team to look for design cues in the standard building rhythm in the area.
- Dubrow:** What are your thoughts on issues of identity?
- Shugart:** The hotel will be an ancillary piece to Seattle Center and our hope is to keep the design within the understated character of the neighborhood.
- Wood:** Most of the Hilton Gardens Hotels are in suburban areas and the owner is working with the design team to clarify the relevant issues. They want to make their presence known without creating a beacon in the skyline.
- Jaso:** I suggest that you review the Hilton archives and look for similar urban siting situations that could inform your design decisions. Also, I am concerned that the Second Avenue elevation is not visually and physically inviting to the public and I encourage you to revisit the facade design. Additionally, I do not agree that a corner entry is appropriate and that a mid-block entry is more in keeping with the neighborhood.
- Dubrow:** I encourage the design team to strengthen the identity of the entries and subdivide the massing. I would like to see a signage plan.
- Shugart:** As the design stands now, the John Street facade is perceived as two small buildings and the Second Avenue facade is viewed as three.
- Jaso:** I suggest that you bring the brick down to the ground level on the entry facade and you may want to revisit the design of the concrete base on Second Avenue, as it negatively contributes to the scale of the building. I also suggest that you put the stone on the entry recess.
- Foley:** Perhaps a separate entry for pedestrians should be provided at Second Avenue, rather than requiring them to use the same entry as vehicles.
- Dubrow:** Since brick is a standard material in the neighborhood, I would look to neighborhood examples when fleshing out your secondary materials.
- Jaso:** It would be helpful to see street level perspectives showing scale and context in the next presentation.
- Action:** **The Commission appreciates the presentation and makes the following comments and recommendations.**
- **The Commission commends the improved direction of the project;**
 - **suggests further development of the materials and setbacks that will help to break down the scale of the building;**
 - **encourages continued work on the Second Avenue facade, emphasizing and enhancing the vehicular entry and, pedestrian entry and scale experience;**
 - **would like to see more attention given to issues of identity at the entry and the signage plan at the next stage of design;**

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- encourages the notion of incorporating art to enhance the public realm and urges the design team to call upon the resources of the Seattle Arts Commission.

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100799.3 Project: **Play Area and ADA Improvements**

Phase: Briefing (Subcommittee)

Presenter: Lana Krisman, Park Planning

Time: .25 hr. (SDC Ref. # DC00089-94)

The current Park Planning Play ADA accessibility improvement projects, are funded by the Cumulative Reserve Fund (CRF), the major maintenance fund for play areas.

The South Park Play Area will be renovated for ADA accessibility requirements through a renovation of the pedestrian pathways and drainage systems. The project team hopes to expand the footprint of the pods by minimizing the paved footpaths.

The design program for the View Ridge Play Area, has not been completed. However, a local community group is interested in making the project a neighborhood effort that will result in an expanded play area.

Currently, there is no program for the Meadowbrook Play Area. The CRF for this project was inadequate to meet the required ADA accessibility improvements. The projected plan is to develop a design for a destination play area by early 2000, with construction completion slated for 2002. *The Parks Department has not made a decision on whether to use an in-house designer or to hire an outside consultant.*

The project team worked with friends and neighbors of the EC Hughs Play Area to complete phase one of the design and is currently working on phase two with the community designer.

The Wallingford Play Field renovation will facilitate improvements to the irrigation and drainage lines on the existing play field. Numerous scheduling options have been discussed for the play field but the local community wants it to remain as it is. However, the design team is proposing to reorient the *field* to effectively accommodate a neighborhood group's desire to expand the play *area*. The reorientation will afford more efficient use of the entire space and the relationship between the play area and field will be strengthened. The project team will hold a public meeting in January for further feedback on this project.

Discussion:

Batra: Where is the entry to the Wallingford Play Field and the public restrooms?

Krisman: The main entry is next to the play area and the restrooms are adjacent to the entrance.

Jaso: I support the idea of strengthening the connection between the play area and field.

Dubrow: *I would encourage you to consider hiring an outside consultant for Meadowbrook.*

Action: **The Commission subcommittee appreciates the presentation and makes the following comments.**

- **The Commission looks forward to seeing the design for the Meadowbrook Play Area; and**
- **is pleased with the reorientation of the Wallingford Play Field and looks forward to seeing the expansion plans.**

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COMMISSION BUSINESS**ACTION ITEMS**

- A. MINUTES OF THE SEPTEMBER 9TH AND 16TH MEETINGS – APPROVED AS AMENDED
- B. TIMESHEETS

DISCUSSION ITEMS

- C. PUBLIC-PRIVATE PARTNERSHIP TASK FORCE REPORT / Rahaim
- D. LRRP / Sizov
- E. SR 519

Previously reviewed on 15 July 1999, Steve Pearce of the Strategic Planning Office (SPO) presented phase two of the State Route (SR) 519 Intermodal Access project. The project will connect Interstate 90 with Alaskan Way and the waterfront via a couplet of street overpasses at Royal Brougham Way and Atlantic Street. The project team is in the process of developing details on the width of the pedestrian bridge, the Exhibition Hall truck and vehicle access, and general pedestrian circulation in the area. The team would like the State to facilitate the design of the plaza on Fourth Avenue, but has yet to find out if they are interested. The Light Rail Review Panel has discussed the feasibility of a Lander Street transit station on Royal Brougham as opposed to the currently proposed concept of a thousand foot, elevated, caged walkway, that provides access over the railroad tracks to and from Safeco Field and the new Exhibition Hall. The panel suggests that event goers walk to the sites from a neighboring transit hub, but also supports the SPO's proposal of a pedestrian bridge. Additionally, there is some discussion as to the viability of the inclusion of a major transportation facility at the base of the bridge. Further, creating a city street is a priority for the design team, while the city wants to build a freeway. The SPO would like a representative from the Design Commission to attend their next meeting with King County to discuss the details of the pedestrian bridge. Also, the design team would like to make another presentation to the Commission before the design is finalized in December.

- F. PARKER LEPLA / Rahaim
- G. DESIGN CENTER OPEN HOUSE, NOVEMBER 16TH, 5:00-7:00 PM / Rahaim
- H. COMMISSION RECRUITMENT / Rahaim
- I. MAGNUSON PARK DESIGN / Cubell

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100799.5 Project: **Ballard Civic Center**
 Phase: Scope Briefing
 Presenter: Joan Rosenstock, Executive Services Department, Real Estate
 Time: .5 hr. (SDC Ref. #DC00127)

The Ballard Neighborhood Planing Group has made the design and implementation of a Municipal Center their highest priority. As a result, the Ballard Municipal Center Steering Committee (BMCSC) was appointed by the District Council to help make the Center a reality. They began working with city staff in 1997 on this project.

One of the proposed sites, located between 22nd and 24th Avenues NW and NW 57th and 58th Streets, is currently occupied by a Quality Foods Center (QFC) and Safeway market. The zoning to the east of the site is multifamily housing and commercial, and to the west, multifamily and single family housing. The location and size of the Safeway site (with one owner), and its proximity to other large single owner sites, makes the area a prime location for a municipal center project.

The initial neighborhood vision included a new Nordic Heritage Museum, performing arts space, resource technology center, city office space, two acre park and new library. The city's project team worked with the steering committee to devise a *base program* that would include, a 1.5 acre park; 4-5000 square feet of municipal office space for a neighborhood service center, magistrate and community policing center; the new library; and a mixed use building of retail and housing. Funds permitting, other organizations could be added to the base program in the future. A master plan is being developed with the proposed *base program* in mind.

The consultants on the project, Zimmer Gunsul Frasca Partnership (ZGF), have refined the program and design criteria. The BMCSC regularly meets with city staff and consultants. They feel strongly that the new library would be an integral component of the campus. The library board and staff are in the process of selecting a site for the new facility and have indicated their hope to be part of the municipal campus. However, they will select the site that best meets their scheduling, economic and physical needs. In an effort to work together, the Ballard Civic Center project team is coordinating closely with the library staff in hopes of coming to a mutually beneficial decision.

The BMCSC reviewed thirteen possible schemes on the existing QFC and Safeway site. The project team hopes that QFC will choose to be part of a mixed use project with housing above, parking below and retail on the main level. Although initially reluctant, the new owner has recently indicated that they are willing to develop the project on their own terms. Six developers, Armada Retail, Harbor Properties Inc., Lorig & Associates LLC, Milliken Development Corp., and Gencare Inc., have expressed their interest in working on the project. In turn, the project team provided each with the proposed project background materials. The owner of the QFC site will make the final decision of whether to hire one of the developers.

An important siting factor will be the location of the new library. Possible locations for the Municipal Center include the existing Bartell and U.S. Bank sites, both of which are on the Library Board's list of choices. With the help of the community, the Municipal Center design team focused on the park in the first draft of the design guidelines that state as follows.

The following uses, features and elements have been identified as desirable for the Ballard Municipal Center Park:

- *A green space for downtown Ballard*
- *A civic gathering space*

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- *Inclusive design*
- *Appropriate circulation*
- *Comfortable seating* [available to the homeless at night]
- *Water feature*
- *Flexible play areas* [as opposed to a formal play space]
- *Public art*
- *Restrooms??*
- *Good lighting*
- *Litter/recycling receptacles*
- *Community information kiosk*
- *Abundant plant material*
- *Clear directional and informational signs*
- *'Adopted' flower garden space*
- *Adaptable as amphitheater*
- *Area for Farmers market/Public festivals*

The project team has asked the community to clarify these and other goals. They want the Center to have a distinctive character that relates to the north of Market Street area of Ballard. The project architect, ZGF, thinks the project team should focus on the streetscape and commercial components, and consider devising a theme for the park that gives it a sense of place. It is imperative that the City earmarks funds for this project if it is to become a reality.

Discussion:

Layzer: I appreciate your efforts to facilitate a dialogue with the new library committee. Also, the design guidelines you are using are a valuable tool and perhaps the Design Center should become involved in the development of the vast number of similar guidelines that will be developed in the near future.

Sundberg: We need to reevaluate the design principles that we have developed thus far and see if we can come up with sub-categories that give the neighborhood a framework within which they can work.

Jaso: Who wrote the guidelines you used?

Rosenstock: The Executive Services Department (ESD), who is responsible for the master plan, hired a consultant to develop the guidelines in conjunction with the BMCSC. The intent was that the guidelines could be integrated into the broader design guidelines for Ballard in the future. We are also looking at possible land use code revisions that would affect the Master Plan area.

Jaso: I appreciate the desire to include a small green space in this design, but because of the intent to develop the area as a retail and town center, I don't understand the motivation to include a large park in the middle of such an urban space.

Rosenstock: The city made a commitment when they developed the concept of the urban village in the comprehensive plan, that where there is an increase in density, there should be a corresponding provision of services such as open space.

Jaso: I question the scheme that proposes to change the block plan and vehicular circulation.

Action: **The Design Commission appreciates the early presentation, looks forward to seeing the project as it develops, and encourages the project team to keep the Design Center apprised of any needed assistance.**

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100799.6 Project: **Beacon Hill Library**
 Phase: Siting and Scope Briefing

Presenters: Don, Carlson, Carlson Architects
 Alex Harris, Seattle Public Library
 Deborah Jacobs, Seattle Public Library
 David Kunselman, Seattle Public Library
 Gordon McHenry, Jr., President, Seattle Public Library Board of Trustees
 Ray Serebrin, Seattle Public Library
 Greg Waddell, Carlson Architects

Time: 1.0 hr. (SDC Ref. # DC00107)

An integral part of The Libraries for All Capital Projects, is designing a process that will ensure easy and extensive public input to achieve the best metropolitan system in the country. Currently, the design team is in the process of selecting a site. The design team began their analysis with two basic siting criteria: the library will be 10,000 square feet in area and should be one storey. Based on these directives, the design team examined sites that were recommend by the Beacon Hill Neighborhood Planning Department. Two sites were also added at the request of community members. The design team's analysis yielded seven possible sites, three of which hold multiple siting options. Three iterations were developed for Site One located at the intersection of Beacon and 15th Avenues. Two iterations of Site Two located at South Lander Street and 15th Avenue were developed. Site Two has also been identified as an alternative location for a Headhouse for the Sound Transit Tunnel. Three iterations were developed for Site Three, located adjacent to El Centro at the intersections of South Lander Street between 16th and 17th Avenues; this is also a potential location for a new Sound Transit head house. Site Four, at 17th Avenue and South Stevens Street, was identified in the neighborhood planning process but did not make the short list because it would require several business and residential relocations and the neighborhood committee would prefer not to displace any currently occupied structures. On the other hand, the design team considers it a viable site due to its adjacency to an existing park that could be integrated into the project as open space. Site Five, at the intersection of South Forest Street and Beacon Avenue, was identified by the design team and is viable because it displaces only one business and is closest to the urban village. Site Six, located on 15th Avenue South and



Site One A – Existing Site + Adjacent North and South (↑)



Site One B – Existing Site + Adjacent North Properties (↑)

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South Columbian Way, belongs to Seattle Public Utilities (SPU) and was added at the request of community members. There are a number of design opportunities on this site because of its large and open plan. However, one drawback is that it is not within the designated urban village and therefore, not consistent with the North Beacon Hill Neighborhood Plan or the Seattle Comprehensive Plan. Site Seven, also adjacent to El Centro and the targeted Sound Transit head house, was also added at the request of a community member even though it would require displacing several businesses the relocation of an alley. The design team reviewed the positive and negative aspects of each site and presented them to the Library Board. In turn, the Library Board chose the two northern iterations of site one, the southern iterations of site two, and sites four, five and seven, for their short list.

Discussion:

Layzer: The Beacon Hill head house could potentially be located on site one, two or three, but its development may be deferred to a future date.

Harris: It is my understanding that the head house is a large structure that could potentially obstruct the visibility of the library.

Layzer: Is it possible to architecturally integrate the head house with the library on the southern part of site two so that it reads as a single structure?

Harris: It is a possibility, but the library's development schedule cannot afford to wait for Sound Transit to make a decision on a site.

Foley: This is a wonderful and comprehensive study. Are there any intangibles that have yet to be considered and do you prefer one site over another?

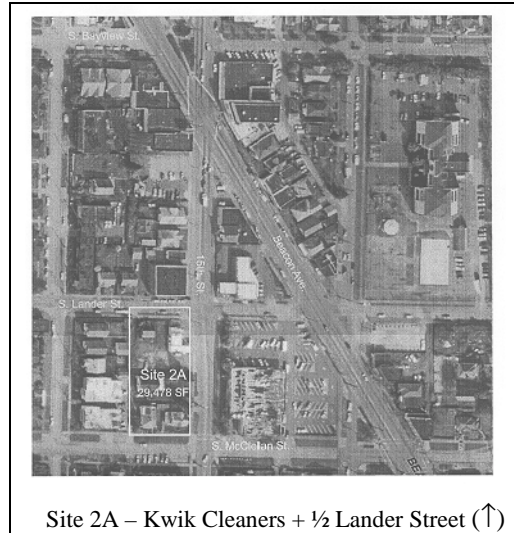
Harris: Although each site presents a set of complications, since this is a long term decision, we have to consider the difficulties but not let them overwhelm us. The committee favors site five because it displaces only one business — Wells Fargo — but has an unwilling seller. Site six, the SPU site, is a favorite but also has difficulties.

Jaso: Has your analysis considered future expansion?

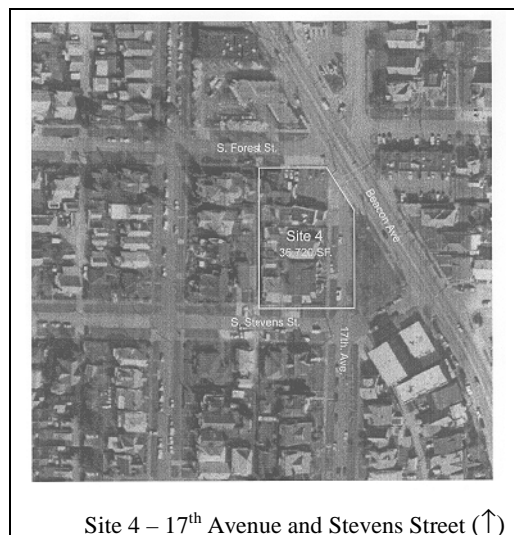
Jacobs: We have made a decision that a 10-15,000 square foot library is an appropriate size for a neighborhood library of the future in Seattle.

Jaso: With the exception of site two, all of the proposed locations are adjacent with Beacon Avenue; is this a desirable condition?

Carlson: Yes. Beacon Avenue is the spine of the area. Our hope is that the new library building will take on a neighborhood



Site 2A – Kwik Cleaners + ½ Lander Street (↑)



Site 4 – 17th Avenue and Stevens Street (↑)

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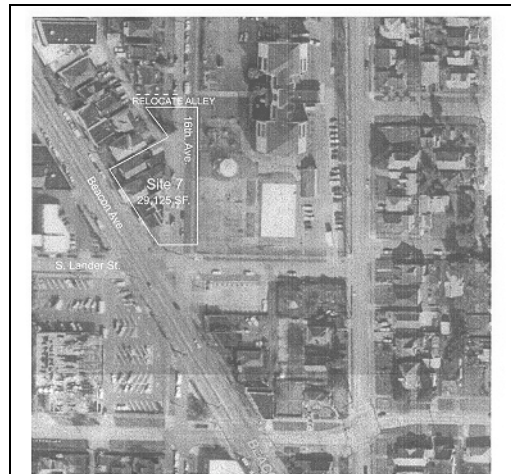
landmark status and situating it on the main street would assist this objective.

Rahaim: Does the board have a vision for the ‘character’ of the library and if so, does one site speak to it more than another?

McHenry, Jr.: We have decided that a storefront is not appropriate for Beacon Hill. Site one has potential to improve the busy corner, but it is located at an unsafe intersection. Site two lacks visibility and would potentially require hazardous waste clean up. Site three has potential because of its adjacency to El Centro and the area’s dedication to public service. However, two constraints of site three are the unknown location of the potential Sound Transit station head-house and because El Centro is a tall building, the library would be dwarfed in comparison. Site four is exciting because it is adjacent to Stevens Park; the high visibility the open space provides, could afford a landmark type building. On the downside, site four may require hazardous materials clean up and would displace two businesses and five residences. Site five — the Wells Fargo Bank site — would displace only one building, provides high visibility and there is a possibility for a pedestrian connection to Stevens Park. Because site six is outside of the urban village, it would not afford the library the prominence it deserves. Site seven provides prominent visibility on Beacon Avenue and is across the street from the proposed Sound Transit station. However, a street vacation may be required to meet the needs of the program, five businesses and two residences would be displaced, and there is the possibility of hazardous materials clean-up. The board’s consideration of these factors resulted in the short list of sites one, two, four, five and seven.



Site 5 – Wells Fargo Bank (↑)



Site 7 – Beacon and 16th Avenues (↑)

Sundberg: It would be worth looking at the neighborhood and station area planning efforts for Beacon Hill to better understand how the library will fit into the larger urban design.

Layzer: Also, Sound Transit will hopefully make a decision on the location of the proposed station head house on November 18th.

McHenry, Jr.: Because both the library and a transit hub will be considerable assets to the area, I hope that the library and transit committee can work together to make the most of our respective decisions.

Jaso: I commend the thorough review of the sites.

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- Layzer:** Would any of the sites require changing the flow of traffic or closure of the streets?
- Waddell:** Site three and four would require street closures and others may require a street vacation.
- Layzer:** Because the street vacation process is can be difficult, I would advise you to carefully consider your site selection with this criteria in mind.
- Waddell:** We are aware of this and will take every design measure to avoid making any traffic related changes.
- Action:** **The Commission appreciates the presentation and makes the following comments and recommendations.**
- **The Commission looks forward to hearing more about the project site selection and building design in future reviews;**
 - **encourages the design team to continue a dialog with Sound Transit and to review the proposals and research they have developed for the head house and general area;**
 - **urges the team to work with the city on pedestrian access and safety;**
 - **encourages careful consideration of the overall urban design factors and how the library will be integrated within the community, now and in the future; and**
 - **invites the team to keep the Design Center apprised of how they may be of assistance.**